

**AGENDA – FINAL**  
**WAUKESHA COUNTY PARK AND PLANNING COMMISSION - Regular Meeting**  
**Thursday, September 9, 2004 1:00 P.M. Room 255/259**  
**Administration Center, 1320 Pewaukee Road, Waukesha, WI**

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**CALL TO ORDER**

**MINUTES**

Submittal of August 5, 2004, Minutes

Approval of June 17, 2004, July 8, 2004 and July 22, 2004, Minutes

**PUBLIC COMMENT**

**SCHEDULED MATTER**

- Introduction of new Planning and Zoning Division Staff Member -- Jason Fruth, Senior Land Use Specialist
- 1:15 p.m. **(Laird Geibel) Town of Oconomowoc, Section 35**  
W349 N5389 Road B, Okauchee, WI 53069  
Request: Retaining walls within 5' of lot line (matter referred back to the Planning and Zoning Division Staff from the August 19, 2004 meeting).

**REZONES**

- **SZT-1496 (Lloyd Williams/CLW Development) Town of Delafield, Section 25**  
Part of the SW ¼ of Section 25, T7N, R18E, more specifically the property is located at W289 N694 Elmhurst Road and W289 N520 Elmhurst Road, Town of Delafield  
Request: Rezone from the A-2 Rural Home District to the A-1 Agricultural District with a PUD (Town) and R-2 Residential District with a PUD (County).
- **SZ-1544 (Daniel and Sharon Nettesheim) Town of Summit, Section 27**  
Part of the SE ¼ of the SE ¼ of Section 27, T7N, R17E, Town of Summit, more specifically the property is located at 309 North Summit Avenue  
Request: Rezone from the A-P Agricultural Land Preservation District to the A-3 Suburban Estate District.
- **ZT-1548 (Brue's Brothers, LLC) Town of Lisbon, Sections 35 and 36**  
Part of the NE ¼ of Section 35 and the NW ¼ of Section 36, T8N, R19E, Town of Lisbon  
Request: Rezone from the Quarrying District to the General Industrial District.
- **SVZ-1542 (Stephen B. Styza) Village of Big Bend, Section 24**  
Part of the SE ¼ and SW ¼ of Section 24, T5N, R19E, Village of Big Bend, more specifically the property is located south of Henneberry Avenue and east of S.T.H. 164  
Request: Rezone from the RRD-5 Rural Residential Density District 5 and the A-5 Mini Farm Districts to the R-1 Residential District.

**CONDITIONAL USE**

- **CU-1386 (Slawson Investments, LLC) Town of Vernon, Section 1**  
Part of the SW ¼ of Section 1, Town of Vernon, more specifically the property is located south and east of S68 W22715 C.T.H. "ES"  
Request: Recreational facility which includes a restaurant and bar, office space and equipment storage, a pro shop, eight indoor volleyball and basketball courts, two outdoor soccer fields, two outdoor volleyball courts and showers.
- **SCU-1335 (Kris Droegkamp) Town of Merton, Section 15**  
Part of the NW ¼ of Section 15, T8N, R18E, Town of Merton  
Request: Construction of six (6) two-family condominium units.
- **SCU-1255B (Creekside Properties LLC/Michael Hoffmann) Town of Delafield, Sections 23 and 26**  
Part of the SE ¼ and the SW ¼ of the SW ¼ of Section 23 and the NE ¼ and NW ¼ of the NE ¼ of Section 26, T7N, R18E, Town of Delafield  
Request: Amend the existing Conditional Use Permit granted on August 13, 2004, for a Planned Unit Development to allow the construction of an 18-unit condominium project and a single-family farmette.

- **CU-604T (Steven and Crystal Schwab) Town of Genesee, Section 7**  
Part of the SW ¼ of Section 7, T6N, R18E, Town of Genesee, more specifically the property is located at S27 W33343 Morris Road  
Request: Terminate the existing horse boarding Conditional Use.
- **CU-1383 (Peter F. Wegmann, Jr.) Town of Oconomowoc, Section 17**  
W384 N7343 Cottonwood Ct., Oconomowoc, WI 53066  
Request: After-the-fact and proposed earth-altering activities in conjunction with the construction of a pond.

#### **PLAN OF OPERATIONS**

- **PO-04-GNT-30 (Pamella's Place, LLC) Town of Genesee, Section 21**  
Part of the E ½ of the NE ¼ of Section 21, T6N, R18E, Town of Genesee. More specifically, the property is located at S42 W31230 Hwy 59  
Request: After-the-fact Site Plan/Plan of Operation approval for a retail store which sells sewing machines, fabric, books, etc. and offers sewing and quilting classes.
- **PO-04-OCOT-25 (Sheldon Knoll, LLC/Brown Street Market Place) Town of Oconomowoc, Section 26**  
W359 N5848 Brown Street, Oconomowoc, WI 53066  
Request: Site Plan/Plan of Operation approval for signs for the Brown Street Market Place, a multi-tenant retail/office building.

#### **MISCELLANEOUS**

- **(Steven and Crystal Schwab) Town of Genesee, Section 7**  
Part of the SW ¼ of Section 7, T6N, R18E, Town of Genesee, more specifically the property is located at S27 W33343 Morris Road  
Request: Rescind Declaration of Restrictions prohibiting separation of lots and the construction of additional buildings.
- **(David and Colleen Voves) Town of Eagle, Section 36**  
Lots 1 and 2, Eagle Bay, part of the NW ¼ of the SW ¼ of Section 36, T5N, R17E, Town of Eagle  
Request: Road width right-of-way waiver.
- **(Amend the Regional Water Quality Management Plan for the Village of Menomonee Falls) Sections 31 and 32**  
Request: Clarification of Commission's vote from the August 5, 2004, meeting.

#### **ADJOURNMENT**

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**Walter Baade, Chairperson**

**Park and Planning Commission**

September 9, 2004

*(For questions regarding this agenda, please call (262) 548-7790)*